

**Office of Select Board  
945 Battle Street/Rte. 127  
Webster, NH 03303**

8:10 am – Select Board’s Meeting – June 20, 2014 Work Session

Select Board present: Chairman Roy Fanjoy and Selectman Johnson.

Chairman Fanjoy opened the meeting in order to discuss the Winnepocket 2013 revaluation assessments done by owner of Cross Country Appraisal Group, LLC Jeffrey Earls. Mr. Earls sent a letter to the Board dated June 17, 2014 outlining possible options for those residents with Lake Winnepocket frontage requesting abatements.

Selectman Johnson listed the options as follows:

- Return assessments to the 2013 valuation prior to the revaluation. The justification being that there were not enough comparisons at this time, due to disqualification of many of the recent sales.
- Hire an independent appraiser, which is not practical given time constraints, costs, etc. Selectman Johnson added that time constraints and costs should not deter the Board from doing the right thing.
- Deny the abatements allowing residents to go through the Board of Tax and Land Appeal process or Superior Court.
- He also wanted to know what Cross Country would have done by 6/23/14, the next Board meeting, regarding abatements. Later in the meeting it was decided that those abatements not related to Lake Winnepocket would be processed, while the others would be done as soon as possible, hopefully by the Board’s 7/7/14 meeting.

Selectman Johnson indicated that the Board needs to do the right thing as Winnepocket assessments went up while the remaining of the Town went down, indicating something was not quite right and the desire to correct this. He noted that the first option seemed the best, to return to the 2013 values. He again talked about the limited information available and the fact that this is a temporary fix as the next revaluation will be in five years.

Mr. Earls clarified as to whether this was just the base value of the land for 2013, exclusive of the Current Use properties. The Board agreed that this would affect only the land, not the homes or improvements. This would mean using the values applied to the first tax bills of 2013 as the revaluation values were applied to the second tax bill.

The Board agreed to send a letter to those properties with an application for a 2013 abatement, though all properties with waterfront on Lake Winnepocket will have their property values adjusted prior to the final billing for 2014. Mrs. Jones and Kathleen Earls, of Cross Country Appraisal will draft the letter to be sent as soon as possible only to those requesting abatements. Discussion ensued.

Selectman Johnson made a motion that in regards to Lake Winnepocket that we return to the 2013 PO1 land assessment (clarified by Chairman Fanjoy to be land abutting Lake Winnepocket lake front property only); seconded by Selectman Fanjoy and approved.

The Board agreed to add abatement reviews to the 6/23/14 meeting on the 4:00 pm agenda.

Chairman Fanjoy inquired about a data disc for distribution to those that may request the information. He also requested that an outline be provided as to the changes made. Mr. Earls indicated that this could be done.

8:46 am Selectman Johnson made a motion to adjourn; seconded by Chairman Fanjoy and approved.

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**Roy E. Fanjoy, Chairman**  
SB/ jj

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**Bruce G. Johnson**